



The Cloisters Church Lane, Kings Langley

£165,000

proffitt
& holt





The Cloisters Church Lane, Kings Langley

A charming 1-bedroom ground floor apartment located in a peaceful village setting. Offering a comfortable and convenient living space with dual aspect windows, neat and tidy kitchen, large double bedroom and refitted bathroom with spacious walk-in shower.

The flat boasts easy access, within just a couple of minutes' walk of Kings Langley High Street, with a clean and well-maintained interior, and a quiet atmosphere. Residents benefit from allocated parking, as well as a communal living room.

Situated in a retirement-friendly area, this property is designed for easy living with no upper chain, offering a smooth transition for potential buyers. Don't miss the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing.





The Cloisters Church Lane, Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is a distance of approximately one mile.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E

- Residents parking
- Short walk from Kings Langley High Street
- Well-presented throughout
- Retirement property for the over 55s
- Refitted bathroom with large walk-in shower
- Dual aspect living/dining room





General information

Services

Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

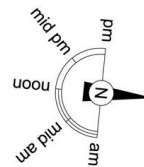
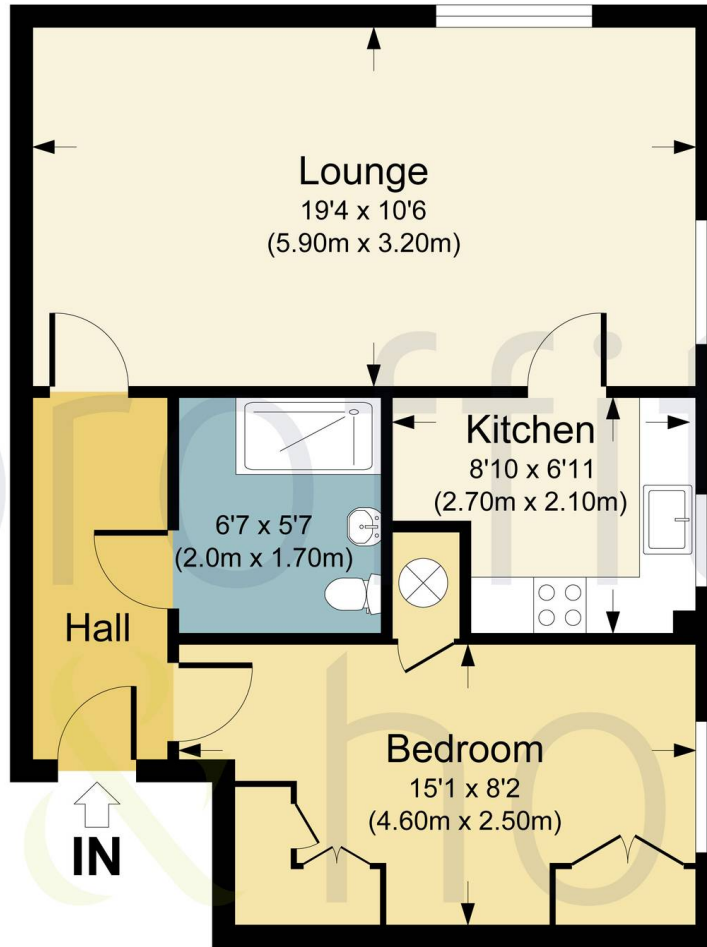
Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>





THE CLOISTERS, WD4

APPROX. GROSS INTERNAL FLOOR AREA 484 SQ FT / 45.0 SQ M.
 PHOLTKL : THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT:THE IMAGE TAILOR LTD. 2024.





Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • kings@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

